

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
APPROVING THE NORTH STATION URBAN RENEWAL
PROJECT RELOCATION PLAN

WHEREAS, the Urban Renewal Plan for the North Station Urban Renewal Area was approved by the Boston Redevelopment Authority on May 22, 1980, and approved by the City Council on July 16, 1980; and

WHEREAS, the resolution adopted by the Council on July 16, 1980, directed that the Boston Redevelopment Authority shall not exercise the right of eminent domain in the residential area bounded by the following streets: Nashua Street, Causeway Street, Lomasney Way, and Martha Road, until a satisfactory relocation plan has been approved and adopted by the Boston Redevelopment Authority for the relocation of displaced families in this area; and

WHEREAS, the Boston Redevelopment Authority by its resolution of May 22, 1980, found and determined that the program for the proper relocation of individuals, families, and businesses displaced in carrying out the Project in decent, safe and sanitary structures in conformity with acceptable standards is feasible and can be reasonably and timely affected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in numbers to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment; and

WHEREAS, the North Station Urban Renewal Project Relocation Plan submitted herein to the Boston Redevelopment Authority has been formulated in compliance with Chapter 79A, as amended, of the Massachusetts General Laws, and the Department of Community Affairs Regulations 760 CM 27.00;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

That the North Station Urban Renewal Project Relocation Plan is hereby approved and adopted.

MEMORANDUM

December 4, 1980

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: REQUEST APPROVAL OF RESOLUTION OF
THE AUTHORITY APPROVING THE NORTH STATION
URBAN RENEWAL PROJECT RELOCATION PLAN

On May 22, 1980, the Authority approved the North Station Urban Renewal Plan and authorized its submission to the Mayor, Boston City Council and the State Department of Community Affairs.

Boston City Council approved the Urban Renewal Plan on July 16, 1980. The resolution adopted by the City Council and approved by the Mayor includes an article which orders that a relocation plan be formulated and approved and adopted by the Boston Redevelopment Authority prior to the exercise of eminent domain rights with regard to residential property in an area bounded by Nashua Street, Causeway Street, Lomasney Way and Martha Road.

Attached please find said Relocation Plan which has been formulated in compliance with Massachusetts General Laws, Chapter 79A, as amended, and Department of Community Affairs Regulations 760 CM 27.00 and is submitted here for your consideration. I urge your adoption of the following Resolution approving the North Station Urban Renewal Relocation Plan.

Attachment

BOSTON REDEVELOPMENT AUTHORITY
NORTH STATION URBAN RENEWAL PLAN
RELOCATION PLAN
DECEMBER, 1980

Boston Redevelopment Authority
NORTH STATION RELOCATION PLAN

I. INTRODUCTION

This Relocation Plan is submitted in support of the North Station Urban Renewal Plan. Approval is being sought as a locally-funded urban renewal project under Chapter 121B of the Massachusetts General Laws.

The objectives of the North Station Urban Renewal Plan are to strengthen and improve this important Downtown area by means of construction of a major Federal office building, the improvement of rapid transit facilities and highway transport, and the provision of various public improvements all of which would stimulate major private rehabilitation and investment.

The North Station Relocation Plan addresses displacement resulting from two proposed Development Parcels within the general boundaries of the Urban Renewal Plan. Parcel 1-1A encompasses Lomasney Way, Billerica Street and Nashua Street from the west side of Causeway Street to Minot Street and incorporates the former Hotel Madison, which is now vacant. Development Parcel 2 would involve Authority acquisition of the City-owned parking lot behind the Boston Garden and that parking operation. A total of sixty eight (68) households and sixteen (16) businesses would be affected. (Ten outdoor advertising displays would also have to be moved and would be eligible for relocation payments.)

Relocation will be carried out in accordance with Chapter 79A of the Massachusetts General Laws and of regulations issued by the Massachusetts Department of Community Affairs pursuant thereto. The Authority intends to use its own trained and experienced Relocation Staff, all of whom are committed to carrying out a careful and sensitive relocation program. Staff members will be assigned to work with individual households or businesses. The particular needs, preferences, and concerns of a family or individual, as well as those of individual businessmen, will be the main consideration in working out individual solutions which are suitable and satisfactory to those being displaced.

Households and businesses will be fully informed of all of their options, of the full range of benefits for which they may qualify, and of any other public or private programs or services which could make their move financially feasible or more successful with a more supportive context.

Residents and businesses being displaced by acquisition would have up to two years in which to make plans concerning their moves. It is estimated that relocation would be completed within a two-year period from the time of the North Station Urban Renewal Plan approval. Since actual acquisition is not expected to begin for several months after approval, the official displacement period is expected to cover a twenty-one month period. Initial acquisition is likely to be limited to instances where hardship may be involved; since eligi-

bility for relocation benefits is tied to the date on which the building owner receives a written offer of purchase at a stated price from the Authority, few permanent moves of families, individuals or businesses are expected before mid- or late 1981.

In general, temporary moves are not expected to be a significant part of the relocation program since the planned reuse of the area is office space. Contingency funds have been reserved, however, to cover such circumstances as the need for an emergency move because of a hazardous condition, a delay in availability for occupancy of an appropriate and previously designated permanent relocation resource when vacating an on-site unit might seem advisable or necessary, or where rehabilitation activity might result in any temporary or permanent shifts of location for businesses such as those located within Boston Garden, and for which financing was not otherwise available.

The following sections discuss needs and resources relative to Residential Relocation (Section II), Business Relocation (Section III) and estimated Relocation Expenditures (Section IV). Also attached are the names and addresses of residential and business occupants to be affected by the proposed project (Exhibit IA and IB), and the relocation informational program to be distributed following approval of the Relocation Plan -- Residential Relocation Guide (Exhibit IIA) and Business Relocation Guide (Exhibit IIB). Summaries of this information have already been distributed to residents and businesses. The formal request for qualification of the Authority to carry out its relocation program is being submitted under separate cover.

II. RESIDENTIAL RELOCATION

The North Station residential area is comprised of three streets in the North Station area: Lomasney Way, Billerica Street, and Nashua Street between Causeway and Minot Streets.

A relocation survey was conducted in June, 1980, during which sixty-eight (68) households were identified. (Names and addresses of heads of households are attached (Exhibit I). Personal interviews were conducted with one or more members of forty-seven (47) households and with relatives or representatives of five more households. The remaining sixteen (16) households proved unable or unwilling to be available despite two letters and a minimum of three callbacks. (Some of these did attend a community meeting sponsored by the Project Area Committee, however, and are generally informed about the project, services and benefits.) Varying amounts of data relating to tenure, length of residence, approximate age and other factors were obtainable for these households and have been incorporated in the information which follows.

The North Station households to be affected by displacement include 106 residents among the 68 households. There are sixteen (16) families, forty-one (41) individuals, and eleven (11) joint households (individuals sharing an apartment).

Household size is generally small, somewhat older, with few children, and rather lengthy residence for many. Of the sixteen (16) families, there are six with children (a total of eight children). There are ten adult family households. Of the forty-one (41) individuals who live alone, five have separate apartments in the same building or in close proximity to other relatives on Billerica Street or Lomasney Way.

This is a relatively small neighborhood, but many residents have very strong ties to the community, based upon family, ethnic, age, work and tenure considerations. Twenty-nine percent (29%) of the households were displaced from the West End Urban Renewal Project in the 1950's; many moved directly to the North Station Area. Several more individuals were born in the North End or West End and have lived in these areas most of their lives. Four more households (including two owner-occupants) have lived there from forty-five to seventy-five years:

NORTH STATION RESIDENTS - Length of Tenure

Resident less than 1 year	11 households
Resident 1 to 3 years	13 households
Resident 3 to 5 years	4 households
Resident 5 to 9 years	8 households
Resident 10 to 19 years	9 households
Resident 20 to 40 years	13 households
Resident over 40 years	4 households
No information	6

Length of residence and age of head of household correlates fairly closely for those who have lived there less than three (3) years, but length of tenure and West End displacement is distributed throughout all other age categories:

NORTH STATION RESIDENTS

<u>Age (by decade)</u>	<u>No. of Households</u>	<u>No. Disp. (from W. End)</u>
20-29 years	11 households	-
30-39 years	11 households	1 household
40-49 years	9 households	2 households
50-59 years	12 households	7 households
60-69 years	7 households	3 households
70-79 years	8 households	3 households
80 and over	3 households	2 households
No information	7 households	0 estimated

Housing units are generally modest in size and in cost. The median size unit is four (4) rooms and the median range gross monthly housing cost is \$200-249:

NORTH STATION RESIDENTS

Information on Size of Current Units and Gross Monthly Housing Costs

SIZE OF UNIT

<u>Gross Mo. Hsg. Costs</u>	<u>Studio</u>	<u>2 Rms.</u>	<u>3 Rms.</u>	<u>4 Rms.</u>	<u>5 Rms.</u>	<u>6 Rms.</u>	<u>Total</u>
Under \$100	-	-	1	-	-	-	1
\$100-149	1	-	6	3	-	-	10
\$150-199	5	1	3	10	-	2	21
\$200-249	-	3	-	7	3	-	13
\$250-299	2	3	1	-	-	-	6
\$300-399	-	-	-	3	1	-	4
\$400-499	-	-	-	-	1	1	2
Cost Unknown	-	4	5	1	1	-	11
Total	8	11	16	24	6	3	68

Most households have a strong preference for the area. Beyond the more personal and community bonds among many residents are the convenient location for walking to work or direct commuting access to the MBTA, major highways, and the trains. More recent residents tend to acknowledge the lower-priced apartments and greater safety of this small area in comparison to other Downtown areas. This is reflected in the majority of preferences expressed for remaining in the same general area, or at least as convenient for walking, riding, or driving to work and generally to the Downtown part of Boston.

The sixty-eight households include eighteen (18) aged 60 or over, one individual with impaired mobility, and three minority households. There are no unusually large families, and no household would require more than three bedrooms in a relocation unit. Elderly housing would meet any of the needs of the elderly and handicapped person and there would not appear to be any special problems involved for the minority households. Thus, there would not appear to be any unusual relocation problems related to these characteristics.

The housing needs reflected below refer to the income limits for Section 8 housing which were in effect during June, 1980:

NORTH STATION
Households by Size of Relocation Unit(BRs Needed) and Income Level

Income Range	<u>Size of Housing Needed by Number of BRs</u>				
	<u>Studio</u>	<u>1 Bedrooms</u>	<u>2 Bedrooms</u>	<u>3 Bedrooms</u>	<u>Total</u>
Low (12)	2	13	2	1	18
Moderate (4)	6	13	4	1	24*
Private (2)	1	13	4	4	22
Market (1)	-	3	1	-	4
Total	9	42	11	6	68

() - Number of elderly households by housing cost level

* - Three minority households

Income limits used for assigning housing cost capability utilize the Section 8 income limits in effect in June, 1980 for "Moderate"- 1 person - \$10,850; 2 persons - \$12,400; 3 persons - \$13,950; 4 persons - \$15,500; 5 persons - \$16,500. "Private" incorporates a range from approximately \$250 to \$500 in rent capability depending upon the size of the household and possible ineligibility for Section 8-type housing. "Market" reflects an income and rent capability above that range.

With the circulation of the income limits for Section 8 and Section 236 HUD-assisted housing which became effective on July 1, 1980, it is estimated that at least six (6) to eight (8) more households would now be eligible for inclusion in the somewhat higher range (from \$12,200 for one person to \$18,550 for a five-person family) for "Moderate" income housing.

The relocation survey revealed very clearly that a majority of all those interviewed preferred to remain where they are. Although several Section 8-assisted housing for the elderly developments are located in adjacent areas --Blackstone Apartments - 121 units; Amy Lowell House - 151 units; Casa Maria - 75 units --no North Station residents appear to have applications on file. Some older residents did evidence some interest during the survey in one or another of these developments but they were also aware that many other area residents were already on waiting lists for these units.

Those who wish to apply for an apartment can be expected to receive the priority consideration to which they will be entitled. One housing development in the West End is already committed to accepting any interested and eligible applicant being displaced from the North Station Project Area. That resource includes 151 units, of which 90% are designated for elderly residents (62 or over) and 10% for non-elderly. Forty percent (40%) of the units are subsidized; the remaining units currently rent for \$340.

The survey did indicate that several other households had applications in at Section 8 developments in other neighboring areas. These families and individuals will be assisted further and the priority which will result at the time of official displacement should assist them to obtain units. Other potentially eligible households willing and able to move to other areas will be informed of other Section 8 assisted housing (or other types of subsidy) and of other private housing in standard condition which they might afford.

For individuals and small households who might prefer private housing or who may be somewhat over the Section 8 income limits, there appears to be a reasonable supply of studio apartments renting for \$350 or under in the West End-Beacon Hill-North End Area. This includes a significant number through turnover in Charles River Park (at \$340), listings in the State House area for \$275 and under, and several more in the North End. There were also included (Boston Sunday Globe Real Estate section November 30, 1980) a small number of one-bedroom units in the same price range and at a time of year when the availability of units would be at a seasonal low.

Among the sixty-eight (68) households at the time of the survey, ten owner-occupants were included. It is estimated that five to eight of these may wish to purchase other homes with rental income units, as at present. While all are not in the same circumstances, it is expected that most would prefer to purchase buildings at a modest cost and invest their own labors in rehabilitation, increasing both rental income and value of investment as they are able. Every effort will be made to work with each such owner to assist him in planning the wisest utilization of his equity, in utilizing any relevant financing, improvement, rehabilitation or other programs to assist him or her to re-purchase.

The sixty-eight (68) families and individuals residing in the North Station area are a small neighborhood. More than one-third of the households have lived there or in the old West End for a number of years. They are also a link for many other friends and relatives who still return to visit after having moved from the area years ago.

These residents wish to remain in the area for positive reasons -- family ties, health services, religious and cultural ties -- as well as the inexpensive housing and extremely convenient location. For these reasons and others, the Director of the Boston Redevelopment Authority and the North Station Project Area Committee are committed to securing an alternate housing site close to the North Station area for those being displaced and wishing to remain.

Tentative plans, not yet final, provide for the construction, development and/or rehabilitation of a mix of studio, one- and two-bedroom units in Section 8-assisted (low and moderate) and market income units. This would

provide a viable opportunity for those of moderate income who wish to remain there and a reasonable, possible alternative for a number of families or long-time neighbors, including some who may not choose to re-purchase. A reservation of Section 8 funds has been requested from HUD by the Director of the Boston Redevelopment Authority.

The proposed housing development is expected to have a larger number of units than would be required for the North Station residents to be displaced. It is the intent of the Authority to secure cooperation (as was obtained for the Blackstone Apartments) to afford second priority for other families and individuals who resided in the old West End and were displaced in 1956 or thereafter because of the West End Urban Renewal Project, the Government Center Urban Renewal Project, and the State construction of the Leverett Saltonstall State Office Building.

III. BUSINESS RELOCATION

A personal survey of all businesses in Parcel 1-1A was completed in June, 1980. As a result of this survey, it has been determined that there are sixteen (16) businesses and ten (10) outdoor advertising displays which would be displaced in Parcel 1-1A.

These sixteen (16) businesses include four parking lots, two restaurant/bars, two small antique shops, two office tenants, an energy training and education center, four retail/wholesale businesses and a small storage operation.

At the time of the survey, a letter was distributed to the businesses explaining that the purpose of the visit was to merely conduct a survey and that no action on their part would be necessary until a final urban renewal plan had been drawn and approved by the City Council, and the Commonwealth of Massachusetts. (See Exhibit III)

A business relocation guide which described the payments and services which will be available to the firms to be displaced will be distributed at a later date. (See Exhibit IIA)

The total amount of space presently occupied by the twelve businesses, exclusive of the four parking lots, is approximately 14,800 square feet.

A walking tour of the streets in the immediate vicinity of North Station, namely Canal, Portland and Friend Streets, which will not be affected by the project, as well as conversations with real estate brokers in the area indicates that there is over 23,000 square feet of ground floor space presently available which could be utilized by the displaced firms. Due to the fact that this space is similar in nature to that being acquired and is in the immediate area, it is reasonable to assume that the cost per square foot for the new space would be comparable to the old. As there are no other active projects underway in the area at this time, it is not expected that there will be competing demands for commercial or retail locations.

It is expected that those firms wishing to relocate and remain in the area would be able to do so. There are only two firms that have special needs in regards to zoning, licensing, etc., and both of these are restaurants with liquor licenses. As with all displaced firms, every effort will be made to assist these businesses in locating suitable relocation sites.

The names of all firms scheduled for displacement listing present address, type of business, number of employees, etc., are attached (Exhibit IA).

IV. RELOCATION COSTS

Administrative costs and services will be the responsibility of the Boston Redevelopment Authority. Family and Business Relocation staff will be assigned in accordance with the needs of residents and businesses.

The projected relocation payment expenditures are as follows:

A.	Residential Relocation	\$ 340,000
	Relocation Moving Payments	\$ 31,000
	Replacement Housing Payments to Tenants	\$ 204,000
	Replacement Housing Payments to Owner-Occupants	\$ 105,000
B.	Business Relocation	\$ 800,000
	Actual Reasonable Moving Expenses and/or Direct Loss of Personal Property	\$ 296,000
	Search Costs	\$ 4,000
	Payment in Lieu of Moving	\$ 50,000
C.	Contingency, for other possible costs (Temporary moves, rehabilitation- related moves, possible additional benefits, etc.)	\$ 450,000
D.	Total Estimated Relocation Expenditures	\$1,140,000

NORTH STATION RELOCATION PLAN EXHIBITS

- I. List of Occupants by Address
 - A. North Station Households
 - B. North Station Businesses

- II. Relocation Guides
 - A. Residential Relocation Guide
 - B. Business Relocation Guide

- III. Informational Letters to Occupants Concerning Relocation Surveys
 - A. Letter to Households
 - B. Letter to Business Owners